

Narrative

General Information

County Name: **Union County**

Person Performing Ratio Study: Dudley Scheumann

Sales Window (e.g. 1/1/19 to 12/31/19): 01/01/17 to 12/31/19

A 2.0% per year (applied by month) time adjustment was applied to the 2017 and 2018 sales. The annual Consumer Price Index (CPI) changes for 2017, 2018 and 2019 was 2.1%, 1.9% and 2.3%, respectively. Averaging the three years, results in an increase of 2.1% per year, say 2.0%.

Groupings

There has been minimal new construction in Union County over the last few years resulting in no residential vacant sales.

The residential improved sales were of sufficient quantity to evaluate Center Township by itself. The remaining Townships were consolidated into two groups. The first group includes Brownsville, Harmony and Liberty. The second group contains the remaining two Townships of Harrison and Union. These two groups are geographically very similar.

There were no commercial vacant sales occurring in the timeframe. Therefore, an analysis of the commercial land was completed and in all cases this land value was equal to or greater than the corresponding residential neighborhoods.

Due to the limited number of valid sales in any given township and the fact that the county is fairly consistent, the townships were grouped together for the commercial improved ratio study. There were no industrial vacant land sales occurring in the timeframe. Therefore, an analysis of the industrial land was completed and in all cases was equal to or greater than a corresponding residential neighborhood.

There were no valid industrial improved sales occurring in the timeframe. MLS listings, income information and appraisals gathered through the appeal process were evaluated to ensure an accurate assessment of the industrial improved parcels.

AV Increases/Decreases

If applicable, please list any townships within the major property classes that either increased or decreased by more than 10% in total AV from the previous year. Additionally, please provide a reason why this occurred.

Property Type	Townships Impacted	Explanation
Commercial Improved		
Commercial Vacant		
Industrial Improved		
Industrial Vacant		
Residential Improved		
Residential Vacant	Harrison	Change in use of 2 parcels

Cyclical Reassessment

For the current phase of the cyclical reassessment, approximately 25% of all property classes and all parcels were reviewed in Brownsville, Center, Harmony, Harrison, Liberty and Union townships along with the towns of Liberty and West College Corner.

The land order is scheduled to be completed in 2021.

Comments

Union County is a small rural farming community. There is little industry and the commercial properties are concentrated in the town of Liberty.